



## Seattle Labor Temple

Landmarks Preservation Board - Certificate of Approval Packet 1  
January 22, 2021





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# PROJECT SUMMARY

**Name:** Seattle Labor Temple

**Address:** 2800 1st Ave #140, Seattle, Wa 98121

**Dates of Construction:** 1942; 1946; 1955

**Project Description:**

The Seattle Labor Temple is currently vacant and unoccupied. This project will renovate the south Labor Temple building so that it can be re-occupied with office tenants. The renovated south Labor Temple building will provide a range of small-scale office spaces, common areas, and amenity spaces, with the goal of establishing a community of creative and professional small businesses within the revitalized historic building.

An earlier Certificate of Approval has been issued to replace the windows in the building. This application for Certificate of Approval is for the following proposed modifications to the building:

- 1. Replace the entry doors at First Avenue and Clay Street building entrances.
- 2. Restore the historic neon signage and relocate it from First Avenue to the Clay Street entrance.
- 3. Renovate and enlarge the First Avenue entry lobby, to make it a hub for the new office tenants.
- 4. Remove the existing elevator penthouse at roof and construct a new elevator / stair penthouse and a small terrace ammenity at the roof.
- 5. Paint the brick at upper courses of the 1955 addition. The upper brick from the 1955 addition does not match the brick at the lower courses. The goal is to apply a breathable paint to the upper courses to enhance the building appearance. The proposed color would be a subtle version of the light blue-green color of the existing terra cotta elements on the façade.





LABOR TEMPLE CONTEXT AND SITE







1942 - SOUTH BUILDING BEFORE THE THIRD FLOOR WAS ADDEDD IN 1955



HISTORIC PHOTOS



1955 - CORNER OF FIRST AVE. AND BROAD ST. LOOKING SOUTH



CURRENT CONDITIONS



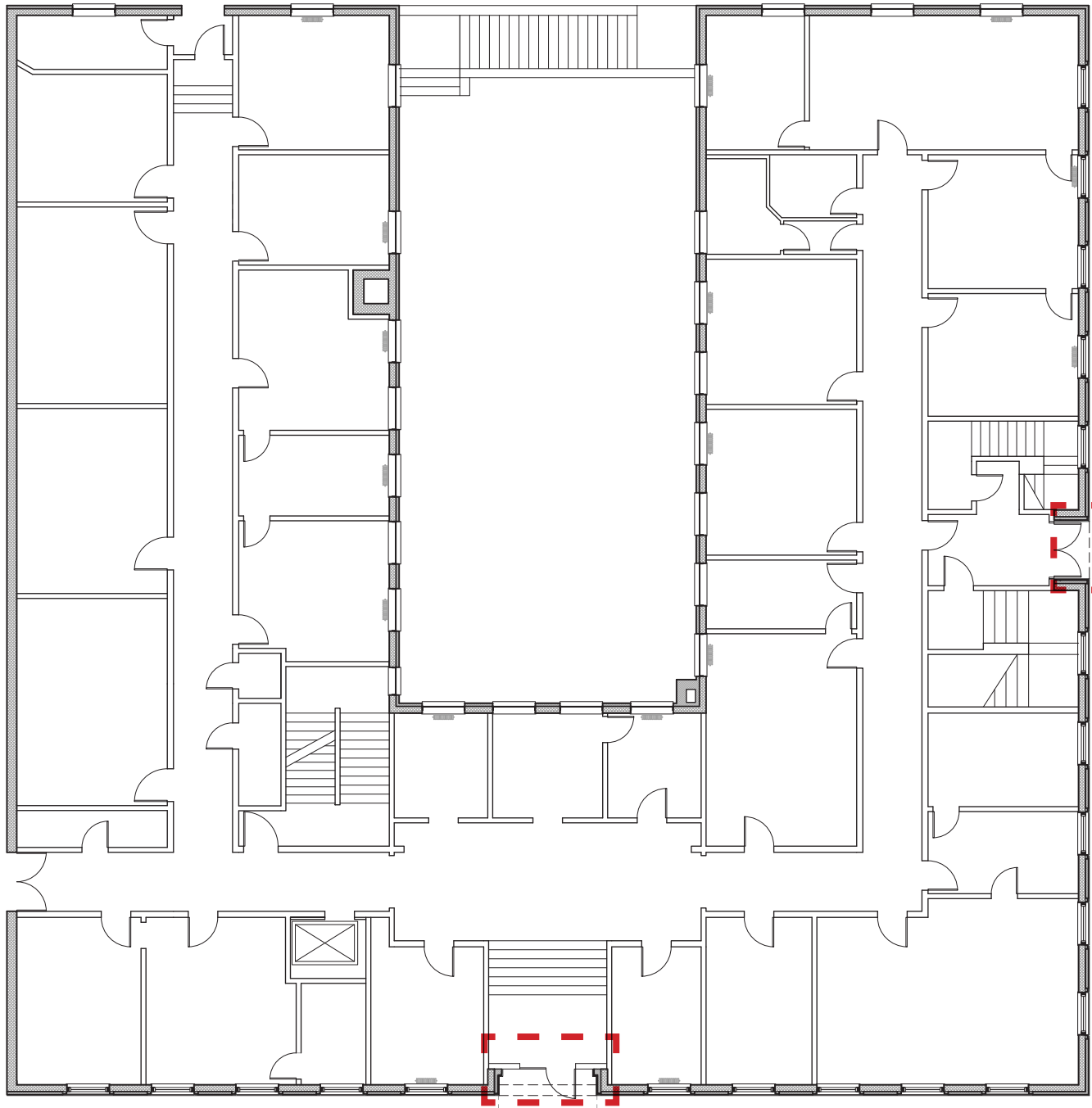
THE WEST FACADE OF THE SOUTH BUILDING ON FIRST AVE.



THE SOUTH FACADE OF THE SOUTH BUILDING ON CLAY ST.



REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET



← **Entrance at Clay St.**  
- Replace entrance doors  
- Relocate First Ave. "AF of L Labor Temple" neon sign

↑ **Entrance at First Ave.**  
- Replace entrance doors and sidelights  
- Remove non- original canopy  
- Remove, restore, and relocate "AF of L Labor Temple" neon sign to Clay St. entrance



EXISTING FIRST FLOOR PLAN  
NOT TO SCALE



REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET

FIRST AVENUE ENTRANCE



1947



ca. 1955



2020

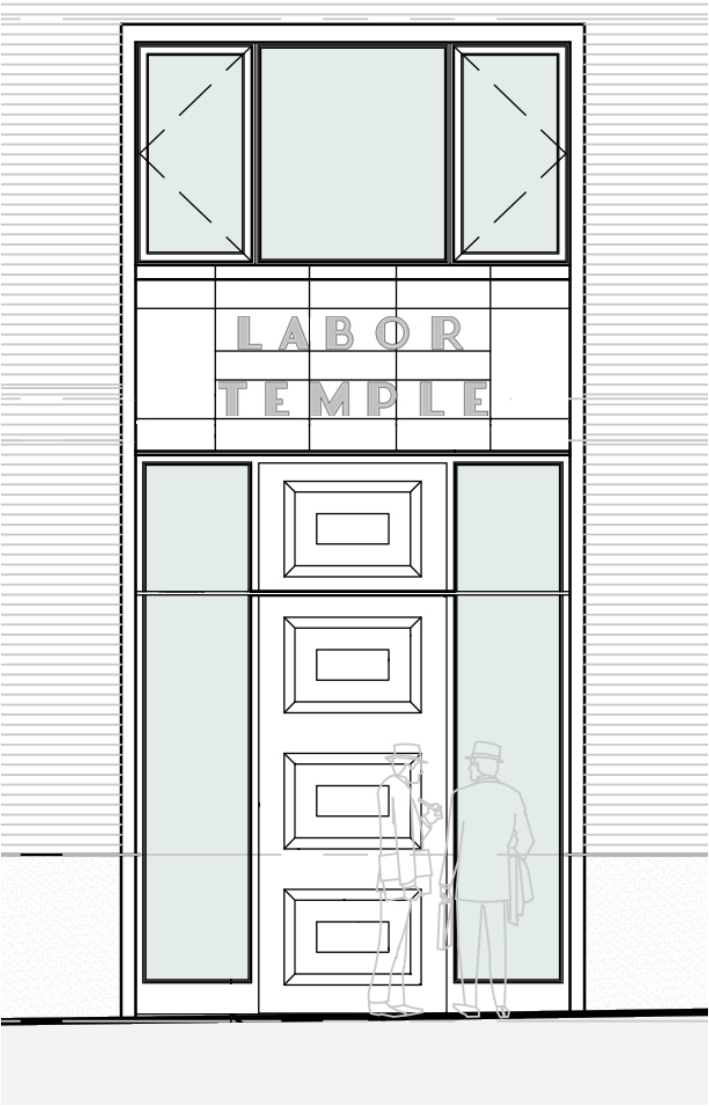


REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET

FIRST AVENUE ENTRANCE



CURRENT VIEW OF THE ENTRY DOOR



PROPOSED NEW ENTRY DOOR

Removal of non-original canopy, restore and relocate neon sign, replace non-original door and sidelights with new door and sidelights with taller, more vertical proportions.



REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET

FIRST AVENUE ENTRANCE



PROPOSED VIEW OF THE ENTRANCE

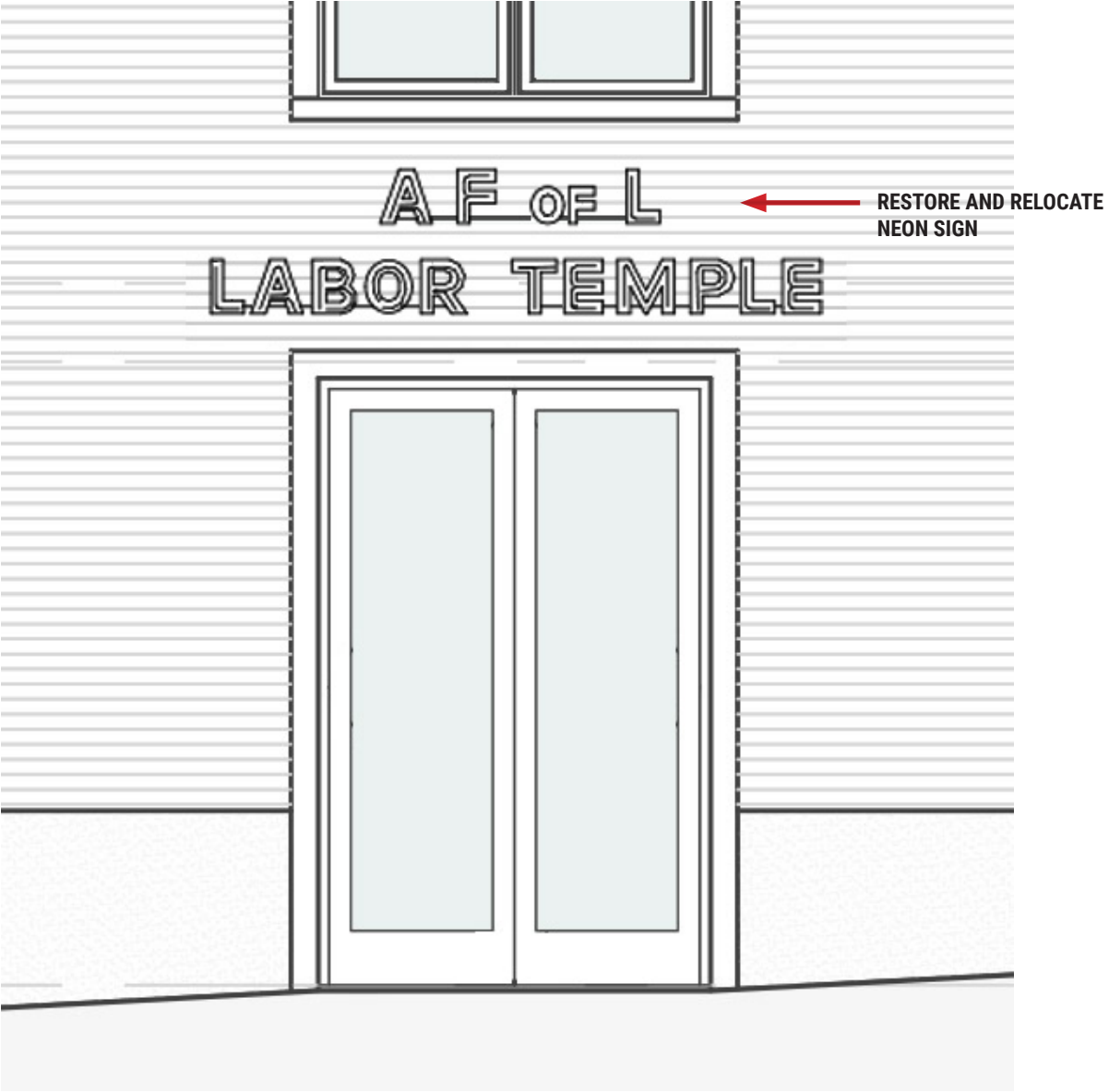


REPLACE ENTRY DOORS AT FIRST AVENUE AND CLAY STREET  
RESTORE NEON SIGN AND RELOCATE FROM FIRST AVENUE TO CLAY STREET ENTRANCE

CLAY STREET ENTRANCE



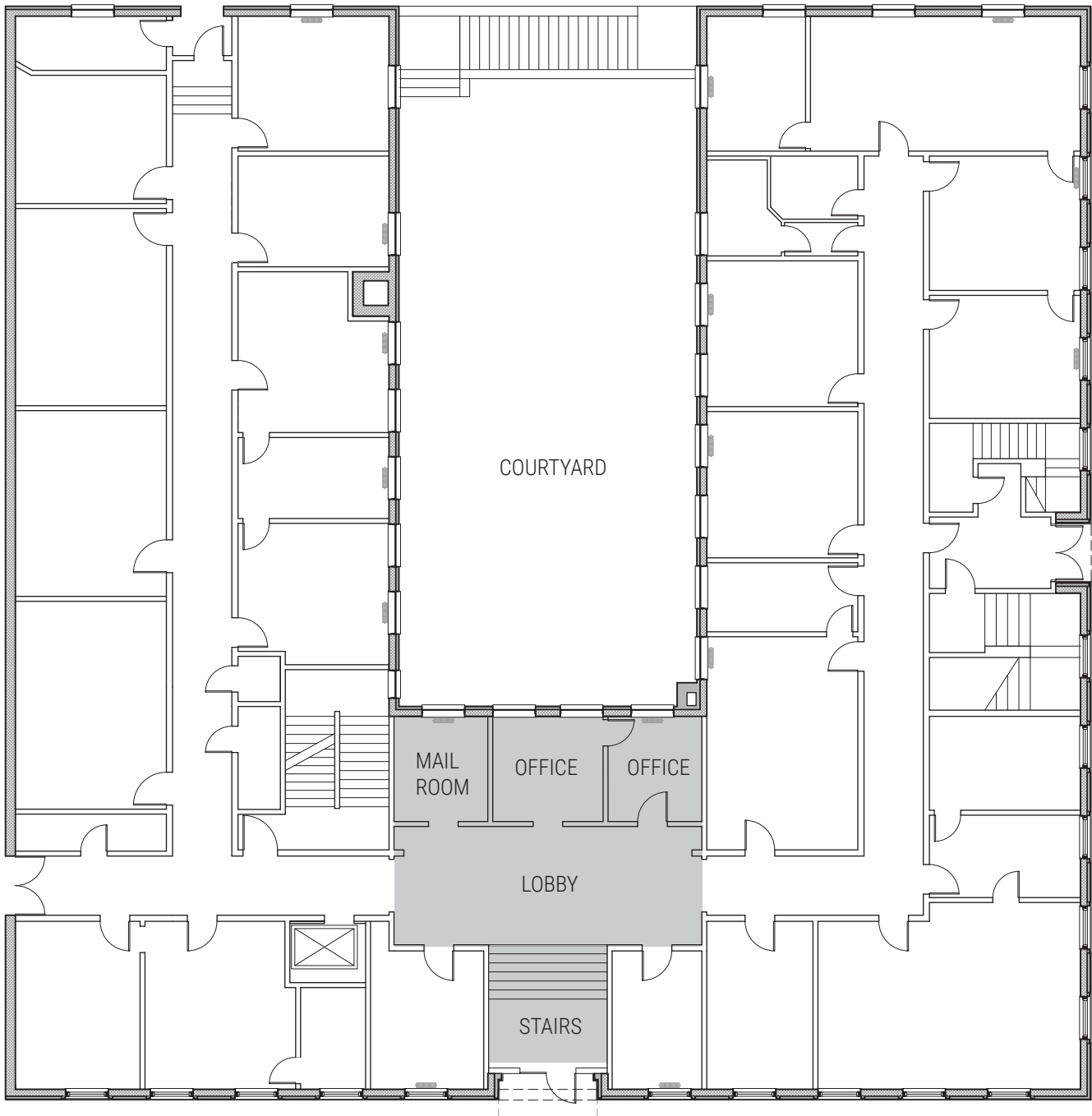
CURRENT VIEW OF THE ENTRY DOOR



PROPOSED VIEW OF THE CLAY STREET ENTRANCE

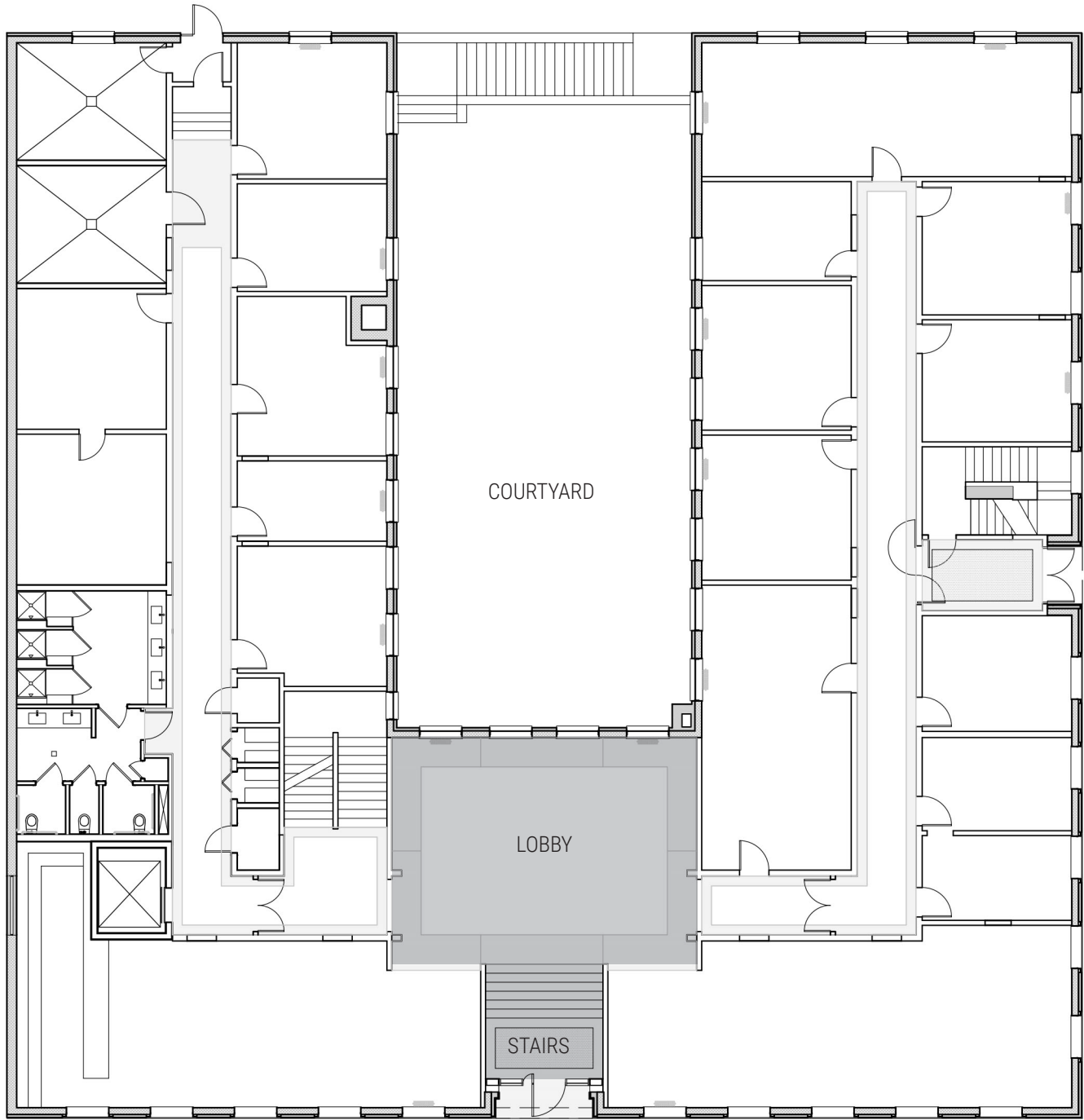


RENOVATION OF FIRST AVENUE LOBBY



EXISTING FIRST FLOOR PLAN

NOT TO SCALE



PROPOSED FIRST FLOOR PLAN

NOT TO SCALE



# RENOVATION OF FIRST AVENUE LOBBY



CURRENT VIEW OF THE LOBBY



PRPOSED VIEW OF THE LOBBY

Lobby is enlarged, with visual connection to the courtyard.  
New lighting, floor tile, wall finishes, and ceiling treatment.



RENOVATION OF FIRST AVENUE LOBBY



CURRENT VIEW OF THE LOBBY

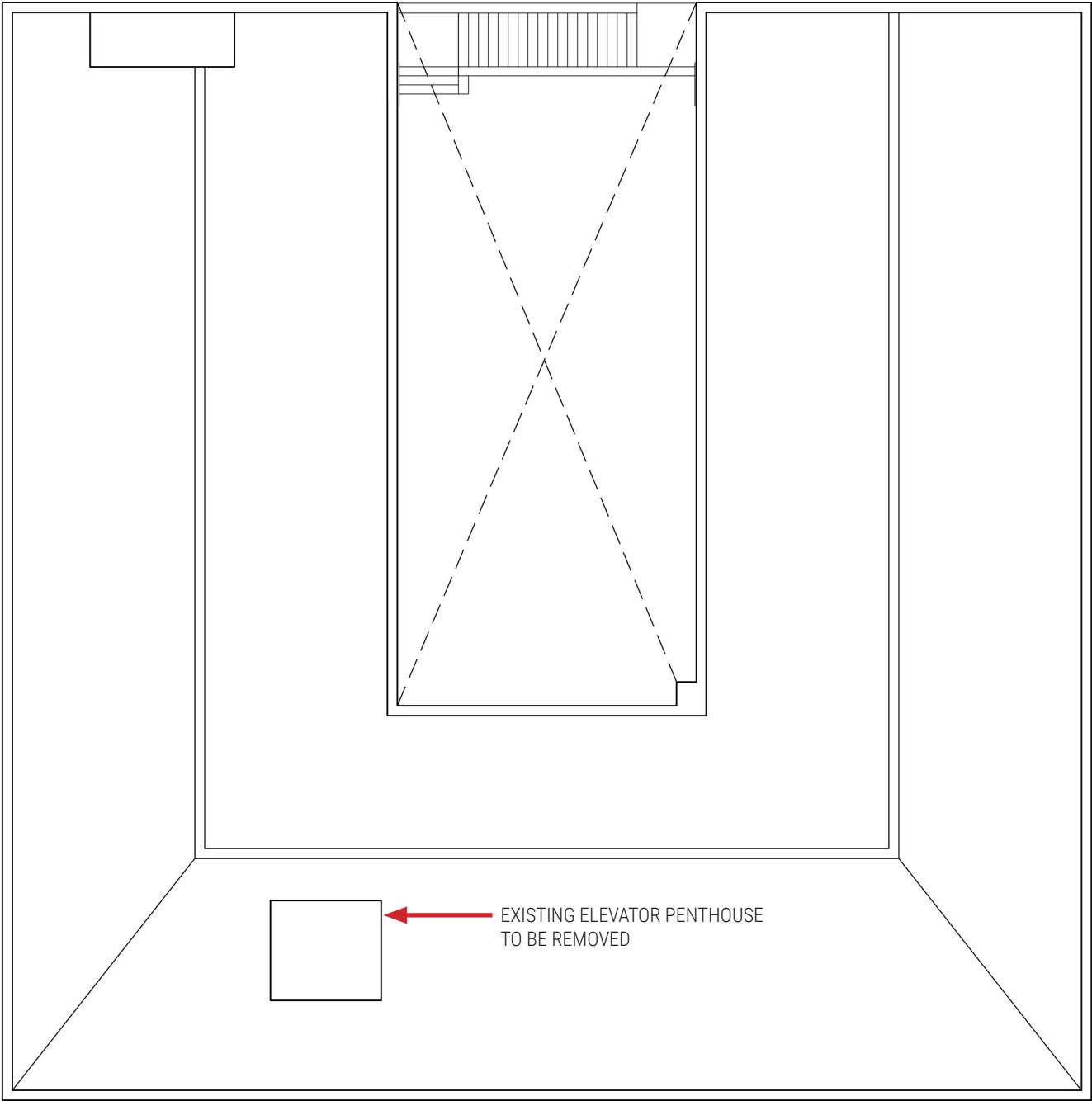


PROPOSED VIEW OF THE LOBBY

Lobby is enlarged, with visual connection to the courtyard.  
New lighting, floor tile, wall finishes, and ceiling treatment.

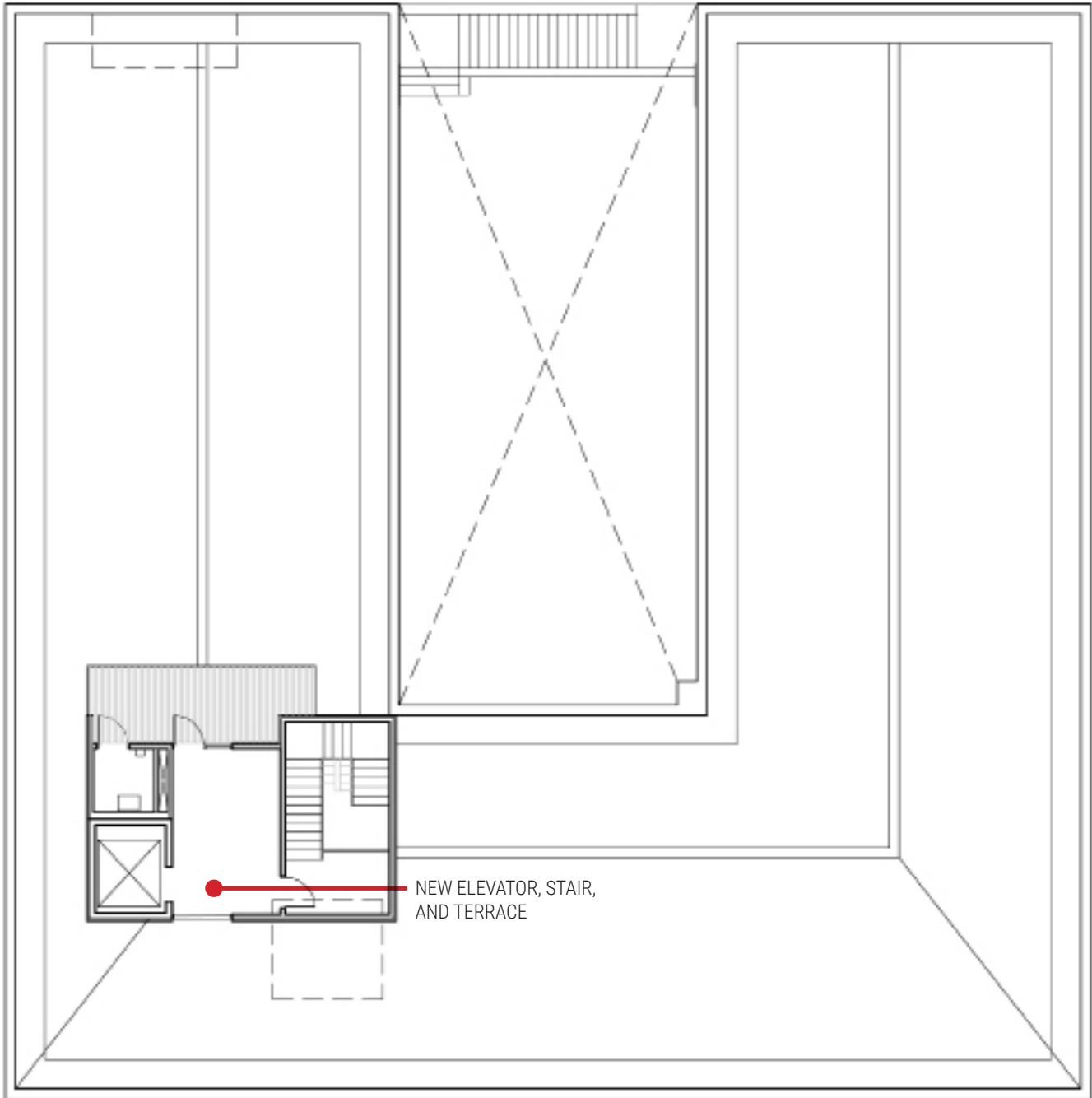


NEW ELEVATOR PENTHOUSE AT ROOF



EXISTING ROOF PLAN

NOT TO SCALE



PROPOSED ROOF PLAN

NOT TO SCALE



NEW ELEVATOR PENTHOUSE AT ROOF



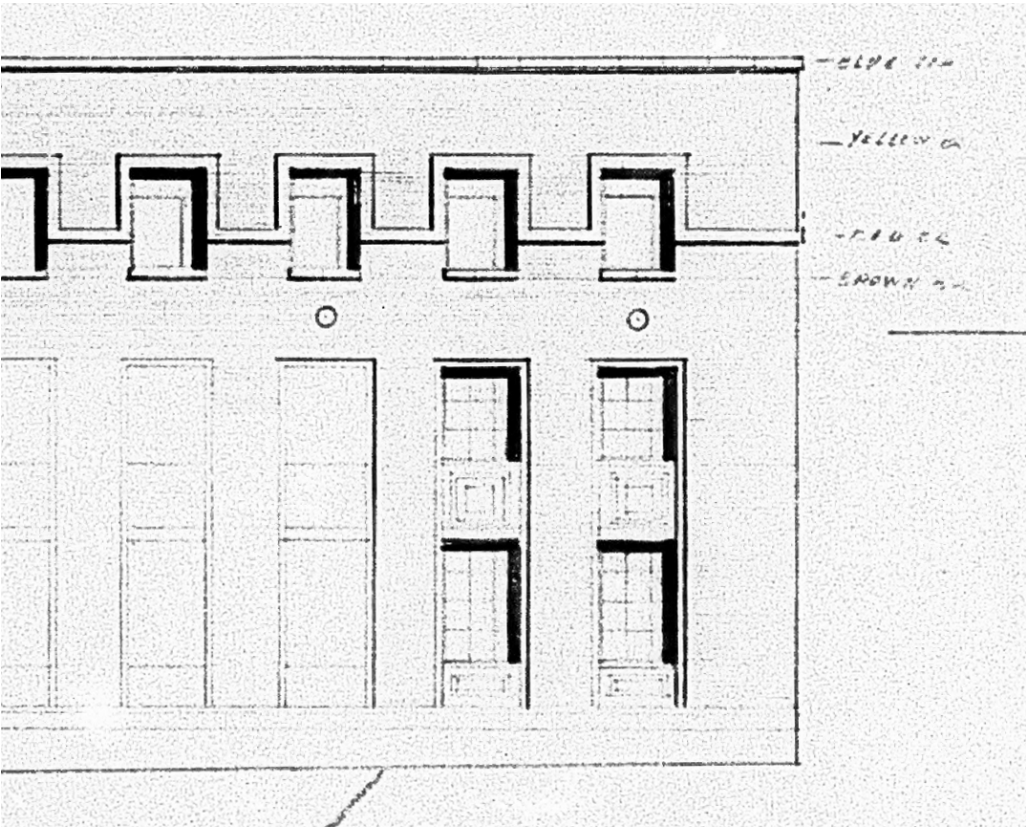
CURRENT VIEW OF ELEVATOR PENTHOUSE FROM STREET



PROPOSED VIEW OF ELEVATOR PENTHOUSE FROM STREET



PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



1954 - DRAWING OF ARCHITECT'S INTENTION THAT THE UPPER COURSE OF BRICK IS YELLOW



1955 - LABOR TEMPLE AFTER THE THIRD FLOOR ADITION



PAINT BRICK AT UPPER COURSES OF THE 1955 ADDITION



PROPOSED VIEW SHOWING PAINT APPLIED TO THE UPPER FACADE (1955 ADDITION)